



Coalinga Crossing Apartments

COALINGA, CALIFORNIA

40-UNIT COMPLEX | \$3,950,000 | 6.65% CAP RATE



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INVESTMENT REAL ESTATE



Overview

Visintainer Group is pleased to present the exclusive listing of Coalinga Crossing, a 40-unit apartment community located at 302 W Pleasant Street in Coalinga, California.

- Built in 1985, Coalinga Crossing is a two-story garden-style Class B community consisting of 8 one-bedroom and 32 two-bedroom units across 4 buildings — offering a straightforward, high-demand unit mix on 1.40 acres.
- The property features both ground-floor and upper-floor units, providing flexibility for a range of renters, and is currently 97.5% occupied — just one vacancy — demonstrating the strength of rental demand in the market.
- Coalinga Crossing is a high performer in a supply-constrained apartment market — nearly 47.63% of Coalinga households are renters, with limited new supply entering the market.
- Conveniently located on W Pleasant Street with easy access to schools, retail, West Hills College, and Highway 198 / I-5.
- Multiple units are below the established market rent, providing a new owner with a clear, low-capital path to increased NOI through natural lease turnover.

Property Information



302 W Pleasant Street | Coalinga, CA 93210

Address

083-080-82S

APN

1985

Year Built

Four (4) Two-Story Buildings

Number of Buildings

40

Number of Units

750± (550 SF - 1 BR | 800 SF - 2 BR)

Average Unit Size

32,320± (30,000 SF rentable)

Square Footage

1.40 Acres

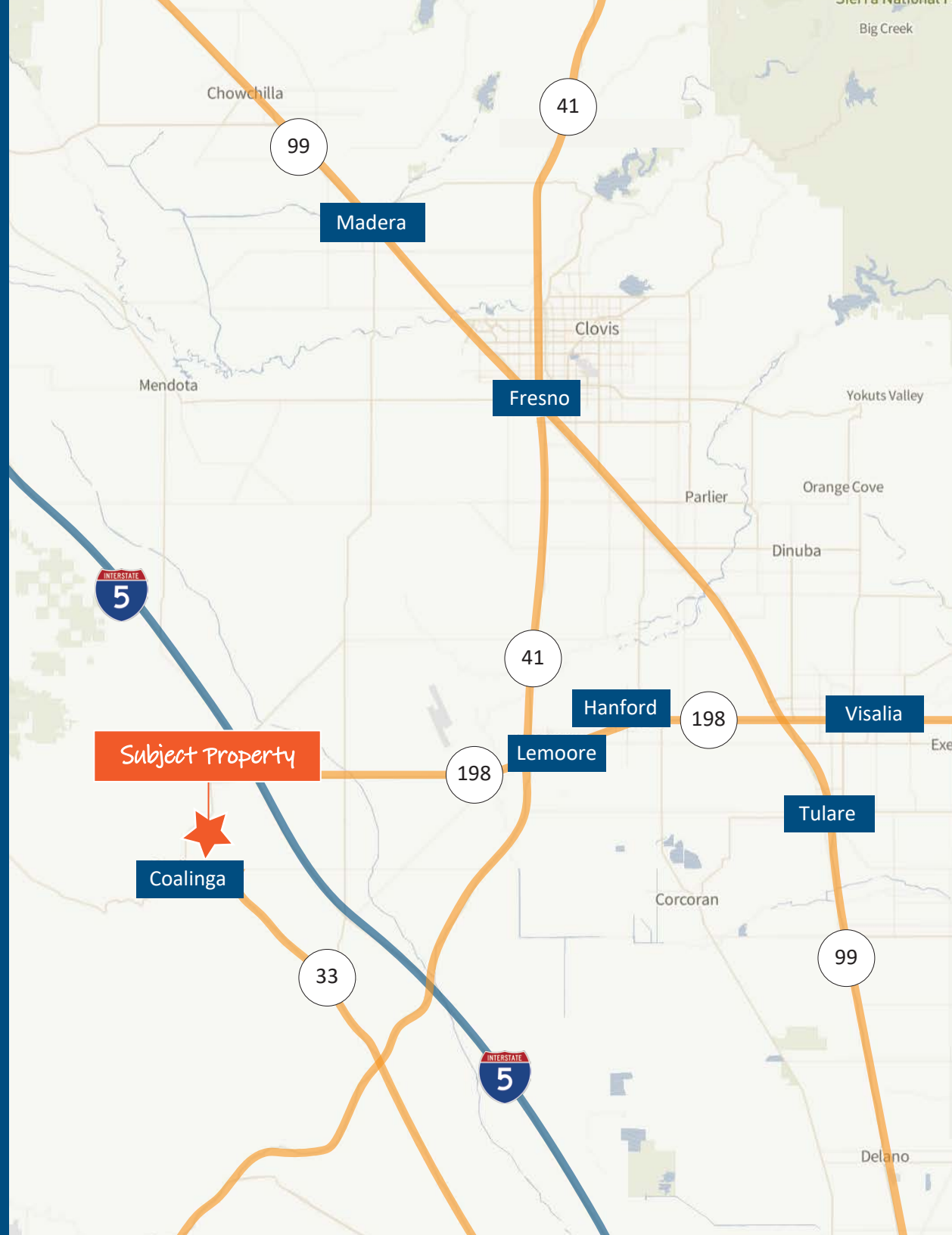
Lot Area

R3

Zoning

97.5%

Occupancy



Investment Summary

\$3,950,000
PRICE

6.65%
CAP RATE

40
UNITS

\$263,404
NOI



EXCEPTIONAL OCCUPANCY — 97.5% OCCUPIED WITH IMMEDIATE VALUE-ADD UPSIDE

39 of 40 units occupied at time of listing, with Unit 119 designated as the onsite manager unit. Multiple units are below the established market rent of \$1,300 (2BR) and \$1,110 (1BR), offering a new owner a clear path to increased cash flow through natural turnover.



STRONG, STABLE CASH FLOW IN A SUPPLY-CONSTRAINED MARKET

NOI of \$263,404 at a 6.65% cap rate. Coalinga's rental market is structurally supply-constrained — nearly 47.63% of households are renters — supporting continued occupancy and rent growth.



PRIME COALINGA LOCATION

Located on W Pleasant Street near schools, the West Valley Shopping Center, West Hills College, and Highway 198 / I-5 access. Less than 15 minutes to Harris Ranch Beef Company, one of the largest employers in the area.



SIMPLE, HIGH DEMAND UNIT MIX

All units are 1-bedroom or 2-bedroom — the most in-demand configuration among Coalinga renters. The two-story layout with ground-floor and upper-floor options broadens tenant appeal.



COMPETITIVE PRICING — \$98,750 PER UNIT | \$122.22 PSF | 7.52 GRM

Priced competitively relative to recent Coalinga and regional comparable sales, including the VG-brokered Elm Tree Estates sale at \$116,406/unit in June 2025.



Coalinga Crossing Apartments
COALINGA, CALIFORNIA

Rent Roll

UNIT	UNIT TYPE	SF	CURRENT RENT	MARKET RENT
110	2 Bed / 1 Bath (Down)	800	\$1,195	\$1,300
111	2 Bed / 1 Bath (Down)	800	\$890	\$1,300
112	2 Bed / 1 Bath (Down)	800	\$1,100	\$1,300
113	2 Bed / 1 Bath (Down)	800	\$1,195	\$1,300
114	1 Bed / 1 Bath (Down)	550	\$1,110	\$1,110
115	2 Bed / 1 Bath (Down)	800	\$1,175	\$1,300
116	2 Bed / 1 Bath (Down)	800	\$1,300	\$1,300
117	2 Bed / 1 Bath (Down)	800	\$1,275	\$1,300
118	2 Bed / 1 Bath (Down)	800	\$925	\$1,300
119	2 Bed / 1 Bath (Down)	800	\$0 (Migr)	\$0
120	2 Bed / 1 Bath (Down)	800	\$1,300	\$1,300
121	2 Bed / 1 Bath (Down)	800	\$1,195	\$1,300
122	1 Bed / 1 Bath (Down)	550	\$1,100	\$1,110
123	1 Bed / 1 Bath (Down)	550	\$870	\$1,110
124	2 Bed / 1 Bath (Down)	800	\$1,200	\$1,300
125	2 Bed / 1 Bath (Down)	800	\$1,175	\$1,300
126	2 Bed / 1 Bath (Down)	800	\$925	\$1,300
127	1 Bed / 1 Bath (Down)	550	\$1,100	\$1,110
128	2 Bed / 1 Bath (Down)	800	\$1,195	\$1,300
129	2 Bed / 1 Bath (Down)	800	\$1,195	\$1,300
210	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
211	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
212	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
213	2 Bed / 1 Bath (Up)	800	\$1,080	\$1,300
214	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
215	2 Bed / 1 Bath (Up)	800	\$1,200	\$1,300
216	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
217	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
218	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
219	2 Bed / 1 Bath (Up)	800	\$1,200	\$1,300
220	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
221	2 Bed / 1 Bath (Up)	800	\$1,195	\$1,300
222	1 Bed / 1 Bath (Up)	550	\$950	\$1,110
223	1 Bed / 1 Bath (Up)	550	\$1,100	\$1,110
224	2 Bed / 1 Bath (Up)	800	\$1,075	\$1,300
225	2 Bed / 1 Bath (Up)	800	\$870	\$1,300
226	1 Bed / 1 Bath (Up)	550	\$1,075	\$1,110
227	1 Bed / 1 Bath (Up)	550	\$925	\$1,110
228	2 Bed / 1 Bath (Up)	800	\$935	\$1,300
229	2 Bed / 1 Bath (Up)	800	\$1,175	\$1,300

Notes

[1] Unit 119 = Onsite Manager (non-revenue, \$0)

[2] Down = ground-floor unit; Up = upper-floor unit

[3] Market rent: 1BR \$1,110 2BR \$1,300

[4] Rents current as of listing date



Property Total

40 Units

30,000

\$43,760/mo

\$49,180/mo

Cash Flow

	CURRENT RENT		MARKET RENT PRO FORMA
INCOME			
Gross Potential Rental Income	\$590,160		\$590,160
Loss to Lease	(\$49,286)	8.4%	\$0
Vacancy	(\$15,754)	3.0%	(\$17,705)
Concessions	(\$1,500)		(\$1,500)
Laundry Income	\$3,163		\$3,163
Other Income (incl. S/D Recovery)	\$32,246		\$32,246
Effective Rental Income (ERI)	\$559,029		\$606,364
EXPENSES			
	<u>Annual</u>	<u>Per Unit</u>	<u>Annual</u>
Repair & Maintenance	\$36,000	\$900	\$37,454
Sewer / Water & Garbage	\$51,152	\$1,279	\$53,219
Electric & Gas	\$4,284	\$107	\$4,457
Landscaping + Pest + Fire	\$13,081	\$327	\$13,609
Payroll	\$51,652	\$1,291	\$53,739
Administrative	\$11,236	\$281	\$11,690
Insurance	\$50,548	\$1,264	\$52,590
Property Taxes (1.2433% of Value)	\$49,248	\$1,231	\$51,238
Assessments	\$472	\$12	\$491
Management (5% of ERI)	\$27,951	\$699	\$30,318
Total Expenses	\$295,625	\$7,391	\$308,805
% of ERI	52.9%		50.9%
Per Unit	\$7,391		\$7,720
NET OPERATING INCOME	\$263,404		\$297,559
CAP RATE	6.65%		7.53%
GRM	7.52		6.51

Note: Current Rent: GPRI \$590,160 | Loss to lease 8.4% reflects below-market units | ERI \$559,029 | NOI \$263,404 | Cap 6.65%. Market Rent Pro Forma: loss to lease eliminated as units reach market | ERI \$606,364 | NOI \$297,559 | Cap 7.53%. Expenses grown ~4% for pro forma.

Rent Comparables

1 Bedroom Rent Comps in Coalinga

	PROPERTY	ADDRESS	UNIT TYPE	UNIT SIZE (SF)	RENT	RENT PSF	DISTANCE FROM SUBJECT
1	Echo Canyon Villas	300 Juniper Ridge Blvd	1 Bed 1 Bath	721	\$1,150	\$1.60	2.3 Miles
2	Ridgeview Apartments	400 W Forest Ave	1 Bed 1 Bath	733	\$1,205	\$1.64	0.4 Miles
3	Pleasant Valley Pines	141 3rd Street	1 Bed 1 Bath	750	\$783	\$1.04	0.6 Miles
MARKET AVERAGE →				735	\$1,046	\$1.43	

2 Bedroom Rent Comps in Coalinga

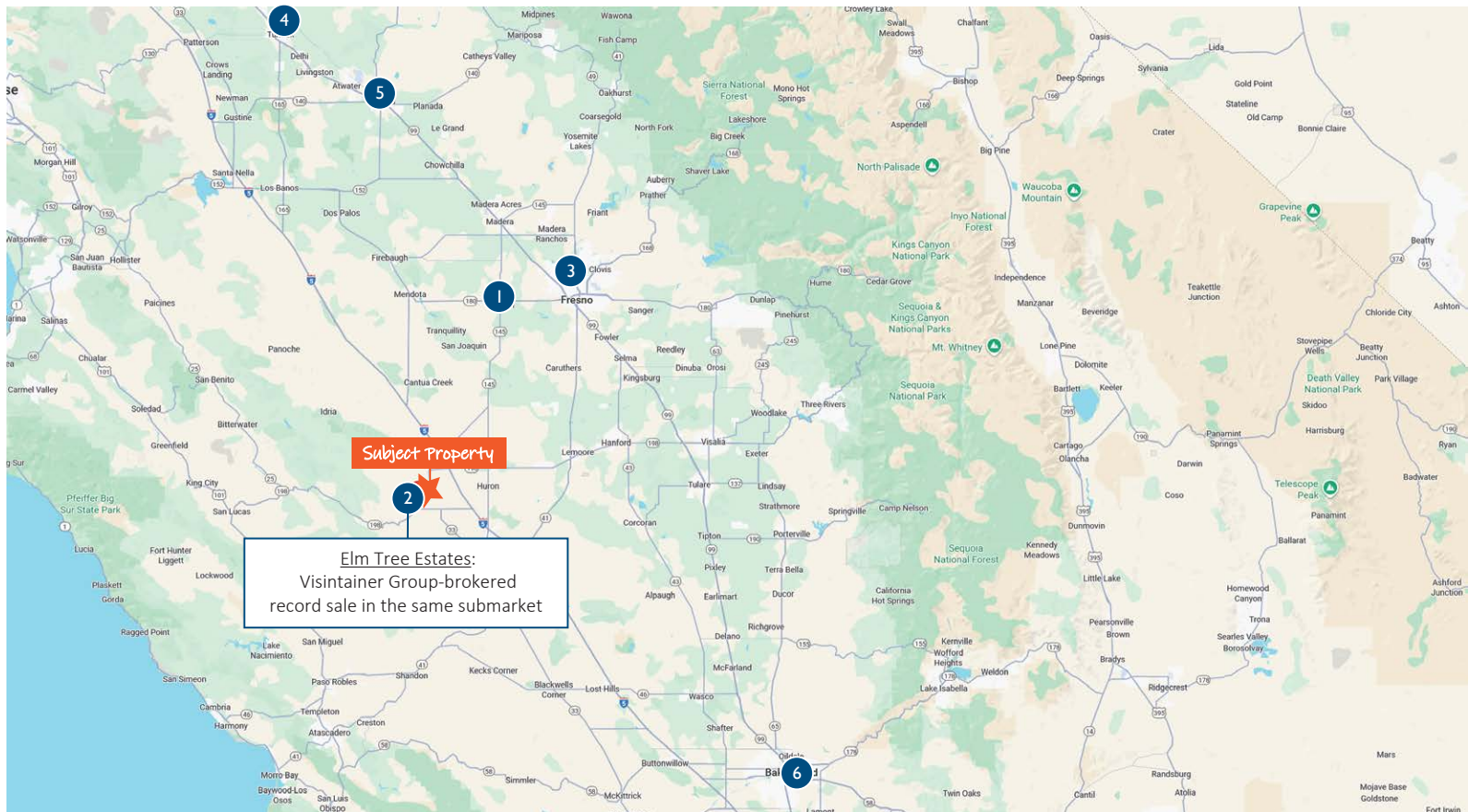
	PROPERTY	ADDRESS	UNIT TYPE	UNIT SIZE (SF)	RENT	RENT PSF	DISTANCE FROM SUBJECT
1	Echo Canyon Villas	300 Juniper Ridge Blvd	2 Bed 1 Bath	1,107	\$1,280	\$1.16	2.3 Miles
2	Ridgeview Apartments	400 W Forest Ave	2 Bed 1 Bath	988	\$1,200	\$1.28	0.4 Miles
3	Elm Tree Estates	654 Lucille Ave	2 Bed 1 Bath	940	\$1,275	\$1.63	0.8 Miles
4	Peppertree Apts	710-770 E Elm Ave	2 Bed 1 Bath	800	\$1,200	\$1.50	1.2 Miles
MARKET AVERAGE →				959	\$1,239	\$1.39	

Sale Comparables

	SALE DATE	ADDRESS	CITY	SALE PRICE	UNITS	SF	PRICE PER UNIT	PRICE PSF	CAP RATE
1	12/1/2025	15100 W El Mar Ln	Kerman	\$5,584,000	43	42,278	\$129,860	\$132	5.00%
2	6/30/2025	654 Lucille Ave — Elm Tree Estates	Coalinga	\$3,725,000	32	34,000	\$116,406	\$110	7.37%
3	6/20/2025	140 W San Jose Ave — Chateau San Jose	Fresno	\$8,100,000	47	46,436	\$172,340	\$174	4.95%
4	1/16/2026	6500 Jackson Ave — River Bluff Apts	Riverbank	\$8,250,000	69	52,132	\$119,565	\$158	6.51%
5	12/2/2025	3376 G St — Yardley Gardens	Merced	\$8,300,000	52	56,000	\$159,615	\$148	5.56%
6	10/30/2025	2510 Haley St — (2-Prop Portfolio)	Bakersfield	\$3,961,268	32	24,180	\$123,790	\$164	5.95%

MARKET AVERAGE →

\$6,320,044	46	42,504	\$136,929	\$148	5.89%
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Location



E POLK STREET

WEST VALLEY SHOPPING CENTER



WESTWOOD APARTMENTS

Coalinga Crossing Apartments

FAITH FELLOWSHIP CHURCH & CHRISTIAN ACADEMY

198

Coalinga, CA



CITY OVERVIEW

Nestled in the heart of Pleasant Valley at the eastern edge of California's Coastal Mountain Range, Coalinga is surrounded by rolling hills and expansive ranchlands. Conveniently located just 10 miles west of Interstate 5 and 60 miles southwest of Fresno—California's fifth-largest city—Coalinga offers both small-town charm and strategic accessibility.

The community benefits from a highly regarded school system, a well-equipped regional medical center, and an active parks and recreation district. West Hills College, a respected two-year institution with satellite campuses in Firebaugh and Lemoore, plays a vital role in local education, offering diverse academic programs and collaborating with Fresno State University to expand higher learning opportunities.

Coalinga's historic downtown exudes character, serving as the city's commercial, civic, and cultural hub. Thoughtful urban planning preserves the region's striking natural landscapes, with parks, green belts, scenic trails, and panoramic vistas enhancing the quality of life. The city's well-connected location, with Highways 198 and 33 intersecting its core and Interstate 5 just minutes away, provides convenient access to major destinations across California.

Blending rural beauty with modern amenities, Coalinga offers a welcoming and well-rounded community for residents, students, and visitors alike.

DEMOGRAPHICS

17,384
POPULATION

4,331
TOTAL HOUSEHOLDS

47.63%
RENTER % OF TOTAL HOUSING UNITS

\$94,627
AVERAGE HOUSEHOLD INCOME

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